

**Correspondence Between
Staff and Applicant
Approval Letter**



SCHOOL DISTRICT

Determination of Adequate Facilities

City of Scottsdale Project Number: 384 -PA- 2018

Project name: Joy Ranch and Tonto National Forest

Project Location Near the NEC of Joy Ranch Road and Boulder View Drive

Applicant Name: John Berry Phone: (480) 385-2727

Applicant E-mail: JB@berryriddell.com Fax: (480) 385-2757

School District: Cave Creek Unified

I, Kent Frison hereby certify that the following determination has been made in regards to the Referenced project:

- ☒ The school district had adequate school facilities to accommodate the projected number of additional students generated by the proposed rezoning within the school district's attendance area; or
- ☐ The school district will have adequate school facilities via a planned capital improvement to be constructed within one year of the date of notification of the district and located within the school district's attendance area; or
- ☐ The school district has determined an existing or proposed charter school as contracted by the district can be provide adequate school facilities for the projected increase in students; or
- ☐ The applicant and the school district have entered into an agreement to provide, or help to provide, adequate school facilities within the school district's attendance area in a timely manner (a copy said agreement is attached hereto); or
- ☐ The school district does not have adequate school facilities to accommodate projected growth attributable to the rezoning.

Attached are the following documents supporting the above certification:

- ☐ Maps of the attendance areas for elementary, middle and high schools for this location.
- ☐ Calculations of the number of students that would be generated by the additional homes.
- ☐ School capacity and attendance trends for the past three years.

Or;

I, _____, hereby request a thirty (30) day extension of the original discussion and response time.

Kent Frison
Superintendent or Designee

10/15/18
Date

Planning, Neighborhood and Transportation Division

7447 E. Indian School Road, Suite 105, Scottsdale, AZ 85251 ♦ Phone: 480-312-7000 ♦ Fax: 480-312-7088

November 16, 2018

Michele Hammond
John Berry / Michele Hammond - Berry Riddell
6750 E. Camelback Road Suite 1
Scottsdale, AZ 85251

RE: 16-ZN-2018
Joy Ranch & Tonto National Forest

Dear Ms. Hammond:

The Planning & Development Services Division has completed the review of the above referenced development application submitted on 10/26/18. The following **2nd Review Comments** represent the review performed by our team and is intended to provide you with guidance for compliance with city codes, policies, and guidelines related to this application.

Zoning Ordinance and Scottsdale Revise Code Significant Issues

The following code and ordinance related issues have been identified in the first review of this application and shall be addressed in the resubmittal of the revised application material. Addressing these items is critical to scheduling the application for public hearing and may affect the City Staff's recommendation. Please address the following:

Drainage:

1. Please submit two (2) copies of the revised Drainage Report with the original red-lined copy of the report to me with the rest of the resubmittal material identified in Attachment A. Drainage comments are included on the Memorandum attached to the report.

Response: The revised drainage report with the original red-lined copy of the report are included with this submittal

Water and Waste Water:

2. Please submit three (3) copies of the revised Water and Waste Water Design Report(s) with the original red-lined copy of the report to me with the rest of the resubmittal material identified in Attachment A. The preliminary water and sewer reports are not per DSPM. Revise preliminary water and sewer reports per DSPM Sections 6-1.201 and 7-1.201. Please address the following comments:

- Provide utility plans per DSPM Sections 6-1.201 and 7-1.201.

Response: See EXHIBIT 9

**16-ZN-2018
12/13/18**

- Per DSPM 6-1.402, all new water mains must be designed in a looped configuration with a minimum of two water sources. Provide an alternative plan for water looping and the second source of water if Wildcat Hill is not developed or on hold for an extended period of time.

Response: Plan and report indicates alternate connection and Wildcat Hill connection

- Per DSPM 6-1.407, PRVs will be required if pressure is in excess of 120 psi.

Response: Noted, all connections are in the same zone.

- Requires sewer capacity analysis per DSPM Sections 7-1.201.

Response: Included

- Requires off-site sewer improvements per DSPM Sections 7-1.400.

Response: Included with updated discussion of improvement options.

- According to Wildcat Hill Improvements Plan, their proposed waterline easement terminates at APN 219-57-002 and not at Tonto National Forest. Joy Ranch developer needs to coordinate with Wildcat Hill Development and their Engineer (CVL) for any adjustment to the proposed waterline easement.

Response: Coordination has taken place. CVL will provide connection to Joy Ranch. See EXHIBIT 5. COS is responsible to ensure Wildcat Hill development meets their stipulated requirements.

- Joy Ranch needs to provide a min of 20-ft easement for future waterline to Wildcat Hill Subdivision per DSPM Section 6-1.419. Joy Ranch also need to coordinate with Wildcat Hill Developer and Engineer (CVL) for the correction of their waterline easement to Joy Ranch.

Response: See EXHIBIT 5 AND 9 FOR Easements

- Per DSPM Section 6-1.406, a minimum residual pressure of 50 psi must be maintained at the highest finished floor.

Response: New models provided.

- Per DSPM Section 6-1.406, the system must maintain 30 psi minimum under fire flow condition. Per fire flow test, adequate flow and pressure is not available from the Boulder View Rd water line.

Response: Looped models are provided

- According to Wildcat Hill Improvements Plan, their proposed waterline easement terminates at APN 219-57-002 and not at Tonto National Forest. Joy Ranch developer needs to coordinate with Wildcat Hill Development and their Engineer (CVL) for any adjustment to the proposed waterline easement.

Response: Coordination has taken place. CVL will provide connection

to Joy Ranch. See EXHIBIT 5. COS is responsible to ensure Wildcat Hill development meets their stipulated requirements.

- Requires additional easement or right of way for parallel sewers. Will require sewer up sizing if there is not adequate easement or right of way.

Response: Added upsizing option to report.

- See redlines on the document of the report for additional comments.

Response: Noted

Significant Policy Related Issues

The following policy related issues have been identified in the first review of this application. Even though some of these issues may not be critical to scheduling the application for public hearing, they may affect the City Staff's recommendation pertaining to the application and should be addressed with the resubmittal of the revised application material. Please address the following:

Circulation:

3. The Pedestrian and Vehicular circulation plan shows no trail connection to the existing Tonto National Forest trail to the south. Please provide a public access point from the public right-of-way south to Tonto National Forest (2001 General Plan Goal 1 of the Open Space Element and 2016 Transportation Master Plan Policy 1). A public non-motorized access easement for the trail will be required either over the entire Tract Cora twenty-five-foot wide easement within Tract C to the Tonto National Forest.

Response: Per correspondence with city staff dated, December 5, 2018, this public trail easement/access is no longer required.

Technical Corrections

The following technical ordinance or policy related corrections have been identified in the first review of the project. While these items are not as critical to scheduling the case for public hearing, they will likely affect a decision on the final plans submittal (construction and improvement documents) and should be addressed as soon as possible. Correcting these items before the hearing may also help clarify questions regarding these plans. Please address the following:

Other:

4. Revised slope analysis data table on the **NAOS** plan has the area under "Lower Desert", but the site is in the Upper Desert Landform. The analysis uses the right calculations for Upper Desert. Please revise this document with the Upper Desert Landform.

Response: The NAOS plan has been updated with the correct "Upper Desert

Landform" label.

Please resubmit the revised application requirements and additional information identified in Attachment A, Resubmittal Checklist, and a written summary response addressing the comments/corrections identified above as soon as possible for further review. The City will then review the revisions to determine if a decision regarding the application may be made, or if additional modifications, corrections, or additional information is necessary.

PLEASE CALL 480-312-7767 TO SCHEDULE A RESUBMITTAL MEETING WITH ME PRIOR TO YOUR PLANNED RESUBMITTAL DATE. DO NOT DROP OFF ANY RESUBMITTAL MATERIAL WITHOUT A SCHEDULED MEETING. THIS WILL HELP MAKE SURE I'M AVAILABLE TO REVIEW YOUR RESUBMITTAL AND PREVENT ANY UNNECESSARY DELAYS. RESUBMITTAL MATERIAL THAT IS DROPPED OFF MAY NOT BE ACCEPTED AND RETURN TO THE APPLICANT.

The Planning & Development Services Division has had this application in review for 36 Staff Review Days since the application was determined to be administratively complete.

These **2nd Review Comments** are valid for a period of 180 days from the date on this letter. The Zoning Administrator may consider an application withdrawn if a revised submittal has not been received within 180 days of the date of this letter {Section 1.305. of the Zoning Ordinance}.

If you have any questions, or need further assistance please contact me at 480-312-4214 or at dmcclay@ScottsdaleAZ.gov.

Sincerely,

Doris McClay
Senior Planner

ATTACHMENT A
Resubmittal Checklist

Case Number: 16-ZN-2018

Please provide the following documents, in the quantities indicated, with the resubmittal (all plans larger than 8 ½ x11 shall be folded):

Digital submittals shall include one copy of each item identified below.

- ☒ One copy: COVER LETTER – Respond to all the issues identified in the first review comment letter.
- ☒ One copy: Revised CD of submittal (CD/DVD, PDF format)

☒ NAOS Plan:

2 24" x 36" 1 11" x 17" 1 8 ½" x 11"

☐ Other Supplemental Materials:

Technical Reports:

- | | | |
|--|--|----------------------|
| <input checked="" type="checkbox"/> <u>2</u> | copies of Revised Drainage Report: | Plan Check No. _____ |
| <input type="checkbox"/> _____ | copies of Revised Storm Water Waiver: | Plan Check No. _____ |
| <input checked="" type="checkbox"/> <u>3</u> | copies of Revised Water Design Report: | Plan Check No. _____ |
| <input checked="" type="checkbox"/> <u>3</u> | copies of Revised Waste Water Design Report: | Plan Check No. _____ |

Resubmit the revised Drainage Reports, Water and Waste Water Report and/or Storm Water Waiver application to your Project Coordinator with any prior City mark-up documents.



Planning and Development Services Division

7447 East Indian School Road
Scottsdale, Arizona 85251

January 3, 2019

Michele Hammond
John Berry / Michele Hammond - Berry Riddell
6750 E. Camelback Road Suite 1
Scottsdale, AZ 85251

RE: Determination of a Planning Commission hearing

Dear Ms. Hammond:

Your Development Application 16-ZN-2018, Joy Ranch & Tonto National Forest, is scheduled on the February 13, 2019 Planning Commission hearing agenda.

You may be required to make a presentation to the Planning Commission. If you choose to present your application to the Planning Commission utilizing a Power Point presentation, please submit the electronic file to your project coordinator by 1:00 p.m. on Monday February 11, 2019. Please limit your presentation to a maximum of 10 minutes.

A subsequent letter with your site post requirements will be sent shortly after the required text has been verified. Typically, this is approximately twenty-one (21) days before a hearing date.

The Planning and Development Services Division has had this application in review for 14 Staff Review Days.

Thank you,

Doris McClay
Senior Planner

C: Case File



November 16, 2018

Michele Hammond
John Berry / Michele Hammond - Berry Riddell
6750 E. Camelback Road Suite 1
Scottsdale, AZ 85251

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Water and Waste Water:

2. Please submit three (3) copies of the revised Water and Waste Water Design Report(s) with the original red-lined copy of the report to me with the rest of the resubmittal material identified in Attachment A. The preliminary water and sewer reports are not per DSPM. Revise preliminary water and sewer reports per DSPM Sections 6-1.201 and 7-1.201. Please address the following comments:
 - Provide utility plans per DSPM Sections 6-1.201 and 7-1.201.
 - Per DSPM 6-1.402, all new water mains must be designed in a looped configuration with a minimum of two water sources. Provide an alternative plan for water looping and the second source of water if Wildcat Hill is not developed or on hold for an extended period of time.

- Per DSPM 6-1.407, PRVs will be required if pressure is in excess of 120 psi.
- Requires sewer capacity analysis per DSPM Sections 7-1.201.
- Requires off-site sewer improvements per DSPM Sections 7-1.400.
- According to Wildcat Hill Improvements Plan, their proposed waterline easement terminates at APN 219-57-002 and not at Tonto National Forest. Joy Ranch developer needs to coordinate with Wildcat Hill Development and their Engineer (CVL) for any adjustment to the proposed waterline easement.
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- Per DSPM Section 6-1.406, the system must maintain 30 psi minimum under fire flow condition. Per fire flow test, adequate flow and pressure is not available from the Boulder View Rd water line.
- According to Wildcat Hill Improvements Plan, their proposed waterline easement terminates at APN 219-57-002 and not at Tonto National Forest. Joy Ranch developer needs to coordinate with Wildcat Hill Development and their Engineer (CVL) for any adjustment to the proposed waterline easement.
- Requires additional easement or right of way for parallel sewers. Will require sewer up sizing if there is not adequate easement or right of way.
- See redlines on the document of the report for additional comments.

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3. The Pedestrian and Vehicular circulation plan shows no trail connection to the existing Tonto National Forest trail to the south. Please provide a public access point from the public right-of-way south to Tonto National Forest (2001 General Plan Goal 1 of the Open Space Element and 2016 Transportation Master Plan Policy 1). A public non-motorized access easement for the trail will be required either over the entire Tract C or a twenty-five-foot wide easement within Tract C to the Tonto National Forest.

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before the hearing may also help clarify questions regarding these plans. Please address the following:

Other:

4. Revised slope analysis data table on the NAOS plan has the area under "Lower Desert", but the site is in the Upper Desert Landform. The analysis uses the right calculations for Upper Desert. Please revise this document with the Upper Desert Landform.

Please resubmit the revised application requirements and additional information identified in Attachment A, Resubmittal Checklist, and a written summary response addressing the comments/corrections identified above as soon as possible for further review. The City will then review the revisions to determine if a decision regarding the application may be made, or if additional modifications, corrections, or additional information is necessary.

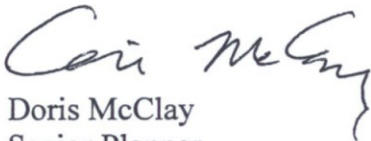
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The Planning & Development Services Division has had this application in review for 36 Staff Review Days since the application was determined to be administratively complete.

These **2nd Review Comments** are valid for a period of 180 days from the date on this letter. The Zoning Administrator may consider an application withdrawn if a revised submittal has not been received within 180 days of the date of this letter (Section 1.305. of the Zoning Ordinance).

If you have any questions, or need further assistance please contact me at 480-312-4214 or at dmccclay@ScottsdaleAZ.gov.

Sincerely,



Doris McClay
Senior Planner

ATTACHMENT A
Resubmittal Checklist

Case Number: 16-ZN-2018

Please provide the following documents, in the quantities indicated, with the resubmittal (all plans larger than 8 ½ x11 shall be folded):

Digital submittals shall include one copy of each item identified below.

- ☒ One copy: COVER LETTER – Respond to all the issues identified in the first review comment letter.
- ☒ One copy: Revised CD of submittal (CD/DVD, PDF format)

☒ NAOS Plan:

2 24" x 36" 1 11" x 17" 1 8 ½" x 11"

☐ Other Supplemental Materials:

Technical Reports:

- | | | |
|--|--|----------------------|
| <input checked="" type="checkbox"/> <u>2</u> | copies of Revised Drainage Report: | Plan Check No. _____ |
| <input type="checkbox"/> _____ | copies of Revised Storm Water Waiver: | Plan Check No. _____ |
| <input checked="" type="checkbox"/> <u>3</u> | copies of Revised Water Design Report: | Plan Check No. _____ |
| <input checked="" type="checkbox"/> <u>3</u> | copies of Revised Waste Water Design Report: | Plan Check No. _____ |

Resubmit the revised Drainage Reports, Water and Waste Water Report and/or Storm Water Waiver application to your Project Coordinator with any prior City mark-up documents.

August 31, 2018

Michele Hammond
John Berry / Michele Hammond - Berry Riddell
6750 E. Camelback Road Suite 1
Scottsdale, AZ 85251

RE: 16-ZN-2018
Joy Ranch & Tonto National Forest

Dear Ms. Hammond:

The Planning & Development Services Division has completed the review of the above referenced development applications submitted on 8/3/18. The following 1st Review Comments represent the review performed by our team, and is intended to provide you with guidance for compliance with city codes, policies, and guidelines related to this application.

Zoning Ordinance and Scottsdale Revised Code Significant Issues

The following code and ordinance related Issues have been identified in the first review of this application, and shall be addressed in the resubmittal of the revised application material. Addressing these items is critical to scheduling the application for public hearing, and may affect the City Staff's recommendation. Please address the following:

Zoning:

1. Provide copy of School District Determination of Adequate Facilities form signed by school superintendent or designee (Zoning Ordinance Section L1502).

Response: A signed copy of the School District Determination of Adequate Facilities form has been provided with this submittal.

2. Setbacks on the perimeter of a subdivision shall be equal to or greater than the setbacks of the underlying zoning on adjacent parcels (Section 6.1083.EG). Zoning on the north perimeter of this property is RI-190 ESL Based on this Zoning Ordinance requirement, the rear yard setback for Lots 18, 19, 22 and 23 are 60 feet. Please show this setback requirement on the site plan and add information to the revised narrative.

Response: The Narrative & Site Plan have been revised to provide more detail regarding the setback for Lots 18, 19, 22 and 23. Per section 6.1083.E.6 of the Scottsdale Zoning Ordinance, building setbacks along the perimeter of this development shall be equal to or greater than the building setback of the underlying zoning on adjacent parcels at the time of building permit. The legislative draft of amended development standards has been amended to demonstrate compliance with this requirement.

3. Please revise the amended development standards legislative draft to identify 24-foot maximum building height in accordance with the ESL overlay restrictions.

Response: The legislative draft of amended development standards as been revised to reflect a maximum height of 24'.

**16-ZN-2018
10/26/2018**

4. Please dimension the NAOS from the building envelopes for Lot 43 and Lot 33 to the east property line and from the building envelope on lot 22 and 23 to the north property line. The Zoning Ordinance requires at least 30 feet in width for NAOS (Section 6.1060.F.1b).

Response: Dimensions have been added to the NAOS plan in these locations and areas less than 30' in width have been removed from NAOS calculations.

Drainage:

5. Please submit two (2) copies of the revised Drainage Report with the original red-lined copy of the report to me with the rest of the resubmittal material identified in Attachment A. Drainage comments are included on the Memorandum attached to the report.

Response: The revised Drainage Report and original redlines have been provided with this submittal.

Water and Waste Water:

6. Please submit three (3) copies of the revised Water and Waste Water Design Report(s) with the original red-lined copy of the report to me with the rest of the resubmittal material identified in Attachment A. The preliminary water and sewer reports are not per DSPM. Revise preliminary water and sewer reports per DSPM Sections 6-1.201 and 7-1.201. Please address the following comments:

- Provide utility plans per DSPM Sections 6-1.201 and 7-i.201.
- Per DSPM ~1.201, a certified/witnessed fire hydrant flow test will be required.
- Requires water hydraulic analysis per DSPM Sections 6-1.201.A7.
- Per DSPM 6-1.402, all new water mains must be designed in a looped configuration with a minimum of two water sources. Provide an alternative plan for water looping and the second source of water if Wildcat Hill is not developed or on hold for an extended period of time.
- Per DSPM 6-1.407, PRVs will be required if pressure is in excess of 120 psi.
- Requires sewer capacity analysis per DSPM Sections 7-1.201.
- Requires off-site sewer improvements per DSPM Sections 7-1.400.
- Requires backwater valves per DSPM Sections 7-1.409.G.
- According to Wildcat Hill Improvements Plan, their proposed waterline easement terminates at APN 219-57-002 and not at Tonto National Forest. Joy Ranch developer needs to coordinate with Wildcat Hill Development and their Engineer (CVL) for any adjustment to the proposed waterline easement.

Response: Revised Water and Wastewater Design reports have been provided with this submittal. The revised reports address the comments listed above.

Significant Policy Related Issues

The following policy related issues have been identified in the first review of this application. While these issues may not be critical to scheduling the application for public hearing, they may affect the City Staff's recommendation pertaining to the application and should be addressed with the resubmittal of the revised application material. Please address the following:

2001 General Plan Analysis and the Dynamite Foothills Character Area Plan:

7. It is not clear as to whether the proposed development will be protecting onsite boulder outcroppings as depicted on the "Environmental Features Exhibit". The response to Goal 7 of the Land Use Element found on page 18 of the first submittal states that "the proposed site plan has been designed with careful consideration given to the natural terrain/washes, small boulder clusters and native vegetation" while all the landform features depicted on the mentioned exhibit states that the depicted features will not be protected. There appears to be significant conflict in the disposition of these features in lots 18, 19, 29, 30, and 31. Please clarify the intent in both the narrative and exhibit upon resubmittal (2001 General Plan and Dynamite Foothills Character Area Plan).

Response: This property contains many rocks and boulders, none of which meet the "boulder feature" definition for required preservation. Development envelopes have been designed to minimize disturbance of site boulders to the extent possible, but some disturbance will be inevitable. The Narrative and Environmental Features map have been revised to clarify this.

8. As a response to Goal 1 of the Community Involvement Element, with a resubmittal, please provide an updated Citizen Involvement Report that describes the key issues that have been identified through the public involvement process.

Response: An updated Citizen Involvement Report has been included with this submittal.

Circulation:

9. The Pedestrian and Vehicular circulation plan shows no trail connection to the existing Tonto National Forest trail to the east. Please provide an internal connection from the subdivision to the Tonto National Forest trail (between Lot 43 and Lot 44 may be a good access point) and a public access point from the public right-of-way south to Tonto National Forest (2001 General Plan Goal 1 of the Open Space Element and 2016 Transportation Master Plan Policy 1).

Response: The Pedestrian and Vehicular Circulation Plan has been updated to show a pedestrian trail connection to the Tonto National Forest. This connection is located between Lots 43 & 44.

10. The internal local residential streets shall be designed in conformance with Fig. S-3.19, Local Residential Rural/ESL Character. The cross section needs to include 6-foot compacted shoulders along both sides behind the curb. The streets shall be

contained in a 40-foot min. wide private street tract. Please demonstrate compliance on the site plan.

Response: The Internal Private Street cross section has been updated on the Pedestrian & Vehicular Circulation Plan to show the required 6' compacted shoulders to be located behind the curb within the 40' wide private street tract.

11. Please address the following comment in the revised TIMA report:

- The intersection of Joy Ranch Road and Boulder View Drive does not appear to meet all-way stop warrants. Consider removal of the stop signs on Joy Ranch Road with the site development. Provide a recommendation in the traffic impact study.

Response: 2009 MUTCD All-Way Stop Criteria was analyzed for the intersection of Boulder View Drive and Joy Ranch Road. The criteria was not met for an all-way stop at this intersection. A two-way stop controlled condition is recommended for consideration at this intersection.

Technical Corrections

The following technical ordinance or policy related corrections have been identified in the first review of the project. While these items are not as critical to scheduling the case for public hearing, they will likely affect a decision on the final plans submittal (construction and improvement documents) and should be addressed as soon as possible. Correcting these items before the hearing may also help clarify questions regarding these plans. Please address the following:

Site:

12. Please provide the area of tract NAOS on the NAOS plan.

Response: The area of tract NAOS (approx. 6.5 acres) has been provided on the NAOS plan. Tract NAOS represents approximately 20% of the total NAOS area.

13. The gate design must meet design requirements of DSPM 2-1.302. Please demonstrate on the revised plans and include information on site plan notes.

Response: The gated entry has been designed to meet all requirements of DSPM 2-1.302. This has been demonstrated on the plans and in the Site Plan notes.

14. The cul-de-sac radii required must meet design requirements of DSPM 5-3.800 of 50' radius. Please revise site plan to demonstrate compliance.

Response: The site plan shows that each cul-de-sac has a radius of 50' in accordance with DS&PM requirements.

Other:

15. Proposed roadway connection to existing Joy Ranch Road does not match up with existing pavement nor ROW. Please revise site plan accordingly.

Response: The Site Plan has been revised to show the entry roadway connecting to the existing Joy Ranch Road pavement & right of way.

Please resubmit the revised application requirements and additional/supplemental information identified in Attachment A, Resubmittal Checklist, and a written summary response addressing the comments/corrections identified above as soon as possible for further review. The City will then review the revisions to determine if the application is to be scheduled for a hearing date, or if additional modifications, corrections, or additional/supplemental information is necessary.

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In an effort to get this Zoning District Map Amendments request to a Development Review Board/ Planning Commission hearing, please submit the revised material identified in Attachment A as soon as possible.

The Planning & Development Services Division has had this application in review for 21 Staff Review Days since the application was determined to have the minimal information to be reviewed.

These 1st Review comments are valid for a period of 180 days from the date on this letter. The Zoning Administrator may consider an application withdrawn if a revised submittal has not been received within 180 days of the date of this letter (Section 1.305. of the Zoning Ordinance).

If you have any questions, or need further assistance please contact me at 480-312 4214 or at drncclay@ScottsdaleAZ.gov.

Sincerely,

Doris McClay
Senior Planner

ATTACHMENT A
Resubmittal Checklist

Case Number: **16-ZN-2018**

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- ☒ One copy: COVER LETTER – Respond to all the issues identified in the first review comment letter.
- ☒ One copy: Revised CD of submittal (CD/DVD, PDF format)
- ☒ One copy: Revised Narrative for Project
- ☒ Three copies of the Revised Traffic Impact Mitigation Analysis (TIMA)

☒ Site Plan:

_____ 6 _____ 24" x 36" _____ 1 _____ 11" x 17" _____ 1 _____ 8 ½" x 11"

☒ NAOS Plan:

_____ 2 _____ 24" x 36" _____ 1 _____ 11" x 17" _____ 1 _____ 8 ½" x 11"

☒ Pedestrian and Vehicular Circulation Plan:

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☐ Other Supplemental Materials:

Technical Reports:

- ☒ 2 copies of Revised Drainage Report:
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- ☒ 3 copies of Revised Water Design Report:
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Dear Ms. Hammond:

The Planning & Development Services Division has completed the review of the above referenced development application submitted on 8/3/18. The following **1st Review Comments** represent the review performed by our team, and is intended to provide you with guidance for compliance with city codes, policies, and guidelines related to this application.

Zoning Ordinance and Scottsdale Revise Code Significant Issues

The following code and ordinance related issues have been identified in the first review of this application, and shall be addressed in the resubmittal of the revised application material. Addressing these items is critical to scheduling the application for public hearing, and may affect the City Staff's recommendation. Please address the following:

Zoning:

1. Provide copy of School District Determination of Adequate Facilities form signed by school superintendent or designee (Zoning Ordinance Section 1.1502).
2. Setbacks on the perimeter of a subdivision shall be equal to or greater than the setbacks of the underlying zoning on adjacent parcels (Section 6.1083.E6). Zoning on the north perimeter of this property is R1-190 ESL. Based on this Zoning Ordinance requirement, the rear yard setback for Lots 18, 19, 22 and 23 are 60 feet. Please show this setback requirement on the site plan and add information to the revised narrative.
3. Please revise the amended development standards legislative draft to identify 24-foot maximum building height in accordance with the ESL overlay restrictions.
4. Please dimension the NAOS from the building envelopes for Lot 43 and Lot 33 to the east property line and from the building envelope on Lot 22 and 23 to the north property line. The Zoning Ordinance requires at least 30 feet in width for NAOS (Section 6.1060.F.1b).

Drainage:

5. Please submit two (2) copies of the revised Drainage Report with the original red-lined copy of the report to me with the rest of the resubmittal material identified in Attachment A. Drainage comments are included on the Memorandum attached to the report.

Water and Waste Water:

6. Please submit three (3) copies of the revised Water and Waste Water Design Report(s) with the original red-lined copy of the report to me with the rest of the resubmittal material identified in Attachment A. The preliminary water and sewer reports are not per DSPM. Revise preliminary water and sewer reports per DSPM Sections 6-1.201 and 7-1.201. Please address the following comments:

- Provide utility plans per DSPM Sections 6-1.201 and 7-1.201.
- Per DSPM 6-1.201, a certified/witnessed fire hydrant flow test will be required.
- Requires water hydraulic analysis per DSPM Sections 6-1.201.A7.
- Per DSPM 6-1.402, all new water mains must be designed in a looped configuration with a minimum of two water sources. Provide a alternative plan for water looping and the second source of water if Wildcat Hill is not developed or on hold for an extended period of time.
- Per DSPM 6-1.407, PRVs will be required if pressure is in excess of 120 psi.
- Requires sewer capacity analysis per DSPM Sections 7-1.201.
- Requires off-site sewer improvements per DSPM Sections 7-1.400.
- Requires backwater valves per DSPM Sections 7-1.409.G.
- According to Wildcat Hill Improvements Plan, their proposed waterline easement terminates at APN 219-57-002 and not at Tonto National Forest. Joy Ranch developer needs to coordinate with Wildcat Hill Development and their Engineer (CVL) for any adjustment to the proposed waterline easement.

Significant Policy Related Issues

The following policy related issues have been identified in the first review of this application. While these issues may not be critical to scheduling the application for public hearing, they may affect the City Staff's recommendation pertaining to the application and should be addressed with the resubmittal of the revised application material. Please address the following:

2001 General Plan Analysis and the Dynamite Foothills Character Area Plan:

7. It is not clear as to whether the proposed development will be protecting onsite boulder outcroppings as depicted on the "Environmental Features Exhibit". The response to Goal 7 of the Land Use Element found of page 18 of the first submittal states that "the proposed site plan has been designed with careful consideration given to the natural terrain/washes, small boulder clusters and native vegetation" while all the landform features depicted on the mentioned exhibit states that the depicted features will not be protected. There appears to be significant conflict in the disposition of these features in lots 18, 19, 29, 30, and 31. Please clarify the intent in both the narrative and exhibit upon resubmittal (2001 General Plan and Dynamite Foothills Character Area Plan).

8. As a response to Goal 1 of the Community Involvement Element, with a resubmittal, please provide an updated Citizen Involvement Report that describes the key issues that have been identified through the public involvement process.

Circulation:

9. The Pedestrian and Vehicular circulation plan shows no trail connection to the existing Tonto National Forest trail to the east. Please provide an internal connection from the subdivision to the Tonto National Forest trail (between Lot 43 and Lot 44 may be a good access point) and a public access point from the public right-of-way south to Tonto National Forest (2001 General Plan Goal 1 of the Open Space Element and 2016 Transportation Master Plan Policy 1).
10. The internal local residential streets shall be designed in conformance with Fig. 5-3.19, Local Residential Rural/ESL Character. The cross section needs to include 6-foot compacted shoulders along both sides behind the curb. The streets shall be contained in a 40-foot min. wide private street tract. Please demonstrate compliance on the site plan.
11. Please address the following comment in the revised TIMA report:
 - The intersection of Joy Ranch Road and Boulder View Drive does not appear to meet all-way stop warrants. Consider removal of the stop signs on Joy Ranch Road with the site development. Provide a recommendation in the traffic impact study.

Technical Corrections

The following technical ordinance or policy related corrections have been identified in the first review of the project. While these items are not as critical to scheduling the case for public hearing, they will likely affect a decision on the final plans submittal (construction and improvement documents) and should be addressed as soon as possible. Correcting these items before the hearing may also help clarify questions regarding these plans. Please address the following:

Site:

12. Please provide the area of tract NAOS on the NAOS plan.
13. The gate design must meet design requirements of DSPM 2-1.302. Please demonstrate on the revised plans and include information on site plan notes.
14. The cul de sac radii required must meet design requirements of DSPM 5-3.800 of 50' radius. Please revise site plan to demonstrate compliance.

Other:

15. Proposed roadway connection to existing Joy Ranch Road does not match up with existing pavement nor ROW. Please revise site plan accordingly.

Please resubmit the revised application requirements and additional/supplemental information identified in Attachment A, Resubmittal Checklist, and a written summary response addressing the comments/corrections identified above as soon as possible for further review. The City will then review the revisions to determine if the application is to be scheduled for a hearing date, or if additional modifications, corrections, or additional/supplemental information is necessary.

PLEASE CALL 480-312-7767 TO SCHEDULE A RESUBMITTAL MEETING WITH ME PRIOR TO YOUR PLANNED RESUBMITTAL DATE. DO NOT DROP OFF ANY RESUBMITTAL MATERIAL WITHOUT A SCHEDULED MEETING. THIS WILL HELP MAKE SURE I'M AVAILABLE TO REVIEW YOUR RESUBMITTAL AND PREVENT ANY UNNECESSARY DELAYS. RESUBMITTAL MATERIAL THAT IS DROPPED OFF MAY NOT BE ACCEPTED AND RETURNED TO THE APPLICANT.

In an effort to get this Zoning District Map Amendments request to a Development Review Board / Planning Commission hearing, please submit the revised material identified in Attachment A as soon as possible.

The Planning & Development Services Division has had this application in review for 21 Staff Review Days since the application was determined to have the minimal information to be reviewed.

These **1st Review Comments** are valid for a period of 180 days from the date on this letter. The Zoning Administrator may consider an application withdrawn if a revised submittal has not been received within 180 days of the date of this letter (Section 1.305. of the Zoning Ordinance).

If you have any questions, or need further assistance please contact me at 480-312-4214 or at dmcclay@ScottsdaleAZ.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "Doris McClay", written in a cursive style.

Doris McClay
Senior Planner

ATTACHMENT A
Resubmittal Checklist

Case Number: **16-ZN-2018**

Please provide the following documents, in the quantities indicated, with the resubmittal (all plans larger than 8 ½ x11 shall be folded):

- ☒ One copy: COVER LETTER – Respond to all the issues identified in the first review comment letter.
- ☒ One copy: Revised CD of submittal (CD/DVD, PDF format)
- ☒ One copy: Revised Narrative for Project
- ☒ Three copies of the Revised Traffic Impact Mitigation Analysis (TIMA)

☒ Site Plan:

_____ 6 _____ 24" x 36" _____ 1 _____ 11" x 17" _____ 1 _____ 8 ½" x 11"

☒ NAOS Plan:

_____ 2 _____ 24" x 36" _____ 1 _____ 11" x 17" _____ 1 _____ 8 ½" x 11"

☒ Pedestrian and Vehicular Circulation Plan:

_____ 2 _____ 24" x 36" _____ 1 _____ 11" x 17" _____ 1 _____ 8 ½" x 11"

☐ Other Supplemental Materials:

Technical Reports:

- ☒ 2 copies of Revised Drainage Report:
- ☒ _____ copies of Revised Storm Water Waiver:
- ☒ 3 copies of Revised Water Design Report:
- ☒ 3 copies of Revised Waste Water Design Report:

Resubmit the revised Drainage Reports, Water and Waste Water Report and/or Storm Water Waiver application to your Project Coordinator with any prior City mark-up documents.

McClay, Doris

From: Castro, Lorraine
Sent: Friday, August 10, 2018 11:25 AM
To: McClay, Doris
Subject: FW: Case 16-ZN-2018

Follow Up Flag: Follow up
Flag Status: Flagged

Did you want to answer this?

From: b_krahman@yahoo.com <b_krahman@yahoo.com>
Sent: Friday, August 10, 2018 11:22 AM
To: Castro, Lorraine <Lcastro@scottsdaleaz.gov>
Subject: Case 16-ZN-2018



I just received the email P & Z Link Overwhelmingly the lots in this area of Scottsdale 1+ acr Looks like yet another developer is trying to trim the allowable lot size in the neighborhood. I believe a significant group of neighbors would like to provide feedback. When and will there be opportunities for public feedback? We worked with a developer who had a similar proposal on 110th Street and that process produced a win win for him and the adjoining citizens. Thanks -- sent by Robert Steven Krahman (case# 16-ZN-2018)



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Planning and Development Services Division

7447 East Indian School Road
Scottsdale, Arizona 85251

Date: 8/3/18
Contact Name: John Berry
Firm Name: Berry Riddell
Address: 6750 E. Camelback #100
City, State, Zip: Scottsdale, AZ 85261

RE: Application Accepted for Review.

384 - PA - 2018

Dear MS. Uor:

It has been determined that your Development Application for Joy Ranch / Tonto Ntl' Forest has been accepted for review.

Upon completion of the Staff's review of the application material, I will inform you in writing or electronically either: 1) the steps necessary to submit additional information or corrections; 2) the date that your Development Application will be scheduled for a public hearing or, 3) City Staff will issue a written or electronic determination pertaining to this application. If you have any questions, or need further assistance please contact me.

Sincerely,

Name: Brad Carr
Title: Principal Planner
Phone Number: (480) 312 - 7713
Email Address: BCarr @ScottsdaleAZ.gov



Planning and Development Services Division

7447 East Indian School Road
Scottsdale, Arizona 85251

Date: _____
Contact Name: _____
Firm Name: _____
Address: _____
City, State, Zip: _____

RE: Minimal Submittal Comments

_____ - PA - _____

Dear _____:

It has been determined that your Development Application for _____
Does not contain the minimal information, and has not been accepted for review.

Please refer to the application checklist and the Minimal Information to be Accepted for Review Checklist, and the Plan & Report Requirements pertaining to the minimal information necessary to be accepted for review.

PLEASE CALL 480-312-7000 TO SCHEDULE A RESUBMITTAL MEETING WITH ME PRIOR TO YOUR PLANNED RESUBMITTAL DATE. DO NOT DROP OFF ANY RESUBMITTAL MATERIAL WITHOUT A SCHEDULED MEETING. THIS WILL HELP MAKE SURE I'M AVAILABLE TO REVIEW YOUR RESUBMITTAL AND PREVENT ANY UNNECESSARY DELAYS. RESUBMITTAL MATERIAL THAT IS DROPPED OFF MAY NOT BE ACCEPTED AND RETURNED TO THE APPLICANT.

These **Minimal Submittal Comments** are valid for a period of 180 days from the date on this letter. The Zoning Administrator may consider an application withdrawn if a revised submittal has not been received within 180 days of the date of this letter (Section 1.305. of the Zoning Ordinance).

Sincerely,

Name: _____
Title: _____
Phone Number: (480) 312 - _____
Email Address: _____@ScottsdaleAZ.gov

McClay, Doris

From: Jared Vishney <jvishney@hotmail.com>
Sent: Saturday, June 30, 2018 4:35 PM
To: McClay, Doris
Subject: Neighborhood Open House | Site NEC of Joy Ranch Road and Boulder View | Pre-Application #: 384-PA-2018

Follow Up Flag: Follow up
Flag Status: Flagged

Good Morning Doris,

Unfortunately, I was unable to attend the meeting for this project on June 6, 2018, but would like to add a request/opinion to the general plan for this parcel.

As part of the proposed zoning change and overall project, I think it would be in the public's best interest to have a dedicated trail/right-of-way (walking, hiking, running and cycling) from the current dead end of East Joy Ranch Road to the Maricopa Trail system. The current trail (which I suspect may be illegal), runs along the barbed wire fence which I believe is at the south end of the parcel.

Many people in the surrounding neighborhoods use the existing "trail" to access the Maricopa Trail and Northern Region of the McDowell Sonoran Preserve.

Thank you for your time.

Best regards,

Jared Vishney
37308 N. 99th Street
Scottsdale AZ, 85262
jvishney@hotmail.com
Cell: (480) 272-0513